



Community Development Department

801 228th Ave SE • Sammamish, Washington 98075 • Tel: 425.295.0500 • Fax: 425.295.0600 • Web: www.ci.sammamish.wa.us

Determination of Non-Significance (DNS) and Adoption of Existing Environmental Documents

Description of proposal: The proposed Town Center Zoning and Development Regulations implement the policy direction generated by the City Council through the adoption of the Town Center Plan. Generally, the proposed Town Center regulations specify design and permit processing requirements for new the zoning designations created within the Town Center subarea. In particular, the Town Center Zoning and Development Regulations adopt an amendment to the zoning map, creating 10 new zoning districts, and creating new title "21B" to the Sammamish Municipal Code (SMC), with specific chapters related to:

- a. 21B.05 – Authority, Purpose, Interpretation, Administration
- b. 21B.10 – Zones, Maps, and Designations
- c. 21B.15 – Technical Terms and Land Use Definitions
- d. 21B.20 – Permitted Uses
- e. 21B.25 – Development Standards – Density and Dimensions
- f. 21B.30 – Development Standards – Design Requirements
- g. 21B.35 – Development Standards – Landscaping and Irrigation
- h. 21B.40 – Development Standards – Parking and Circulation
- i. 21B.45 – Development Standards – Signage
- j. 21B.75 – Affordable Housing
- k. 21B.95 – Development Review – Unified Zone Development Plans

These chapters replace specific chapters contained within Title 21A of the Sammamish Municipal Code. The new chapters contained within 21B, listed above, contain entirely new development regulations and design standards for new development within the Town Center subarea.

A Stormwater Comprehensive Plan and Town Center Infrastructure Plan have also been prepared to assist in guiding infrastructure development within the Town Center plan.

Proponent: City of Sammamish, Department of Community Development

Location of proposal: The proposed Town Center Regulations will affect the Town Center subarea, as identified within the Sammamish Town Center Plan.

Lead agency: City of Sammamish, Department of Community Development

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted in writing and received by the deadline described below.

Titles, Agency, Adoption Dates and Descriptions of documents being adopted:

Documents: Draft Environmental Impact Statement (DEIS), dated January 31, 2007; Final Environmental Impact Statement, dated October 2, 2007; SEPA Checklist, dated April 16, 2010

Lead Agency: City of Sammamish Department of Community Development. DEIS and FEIS Publication Dates: January 31, 2007 and October 2, 2007. Descriptions: These documents describe, on a

programmatic level, the natural and built environmental features, functions, and values located in the City of Sammamish Town Center, and the impacts associated with the adoption of the Sammamish Town Center Plan, including those impacts on the natural and built environment related to transportation and recreation facilities such as trails.

If the documents being adopted have been challenged (WAC 197-11-630), please describe:

N/A

The documents are available to be read at:

City of Sammamish
Department of Community Development
801 228th Ave SE
Sammamish, WA 98075
425.295.0500

or on the web at

<http://www.ci.sammamish.wa.us/departments/communitydevelopment/TownCenter.aspx#>

We have identified and adopted these documents as being appropriate for this proposal after independent review. In addition to the information in the SEPA environmental checklist including the non-project action supplemental questions, and the SEPA non-project review form, the documents listed above will help meet the environmental review needs for the current proposal and will accompany the proposal to the decision maker.

Agency adopting the documents: City of Sammamish, Department of Community Development

Date of issuance: May 12, 2010

Responsible official:

Kamuron Gurol, Director
Department of Community Development
801-228th Ave SE
Sammamish, WA 98075
425.295.0500

Contact person:

Evan Maxim, Senior Planner
Department of Community Development
801-228th Ave SE
Sammamish, WA 98075
425.295.0523

You may comment on this determination. Send comments to:

SEPA Responsible Official
City of Sammamish
801 - 228th Ave SE
Sammamish, WA 98075

Deadline: Comments must be received at the address above by
May 26, 2010 at 5pm per SMC 20.15.070.